

612.00 RESIDENTIAL DISTRICT R-2

612.01 Intent of Residential District R-2. The intent of the R-2 Residential District is to encourage residential neighborhoods and to stabilize and protect the essential character of such neighborhoods. The regulations for this district tend to protect against encroachment of commercial or industrial uses and other uses likely to generate noise, crowds, concentrations of traffic, light, dust, odors, smoke, or other obnoxious influences.

612.02 Permitted Uses. Within Residential District R-2 the following uses are permitted as of right:

612.02-1 Single-family dwellings;

612.02-2 Two-family dwellings where each living unit contains a minimum of nine hundred (900) square feet;

612.02-3 Public parks, playgrounds, recreational buildings, and grounds, tennis courts, swimming pools, and outdoor recreational activities, all of a noncommercial nature. No swimming pool or structure shall be located closer than one hundred (100) feet from any residential lot;

612.02-4 Public utility transmission systems;

612.02-5 Buildings originally constructed as bona fide single family dwellings that have been converted into two family dwellings.

612.03 Special Uses. The following uses are permitted in an R-2 zoning district after the issuance of a Special Use Permit in accordance with § 501.02:

612.03-1 Public utilities;

612.03-2 Child care centers and family day care homes; provided that the main structure shall not be located closer than fifty (50) feet from any residential lot;

612.03-3 Homes for adults;

612.03-4 Schools;

- 612.03-5 Public service or storage buildings;
- 612.03-6 Churches and other places of worship with attendant educational and recreational facilities; provided that no recreational facility shall be located closer than one hundred (100) feet from any other residential lot;
- 612.03-7 Bed and Breakfast;
- 612.03-8 Cemeteries;
- 612.03-9 Dwellings constituting a Zero Lot Line Development under the provisions of § 714.

612.04 Accessory Uses. The following accessory uses are permitted in the R-2 zoning district:

- 612.04-1 Home occupations in accordance with the provisions of § 705;
- 612.04-2 Living quarters in main building for persons employed on the premises;
- 612.04-3 Travel trailers in accordance with the provisions of § 707;
- 612.04-4 Temporary buildings for uses incidental to construction work; provided that such buildings shall be removed upon completion or abandonment of the construction work;
- 612.04-5 Parking in accordance with § 703;
- 612.04-6 Private parking garage;
- 612.04-7 Shelter for house pets, but not exceeding two (2) shelters, to house not more than one (1) adult per shelter plus dependent animals of up to six (6) months of age;
- 612.04-8 Private swimming pool;
- 612.04-9 Fences in accordance with § 709;
- 612.04-10 Satellite receivers or dishes.

- 612.05 Lot Area Requirements. The following lot area requirements shall be applicable in the R-2 District: All such lots shall be at least 12,500 square feet in area. Provided, however, that a lot upon which is sited one-half of a duplex may be a minimum of 6,250 square feet, provided that the other half of such dwelling is also on a lot with a minimum size of 6,250 square feet, such that the structure sits on lots that total a minimum of 12,500 square feet in area.
- 612.06 Lot Width Requirements. In the R-2 district, the minimum lot width at the setback line shall be 75 feet.
- 612.07 Setback Requirements. In the R-2 district primary structures shall be located 30 feet or more from any street right-of-way.
- 612.08 Yard Requirements. The following yard requirements shall be applicable in the R-2 District:
- 612.08-1 Rear Yard. Each rear yard shall be a minimum of 25 feet.
- 612.08-2 Side Yard. Each side yard be a minimum of 10 feet.
- 612.09 Height Requirements. Primary buildings may be erected up to 35 feet in height from grade.
- 612.10 Accessory Structure Requirements. No accessory structure shall be nearer than 5 feet to any lot line. If an accessory structure is over one story in height, such accessory structure shall not be nearer than 10 feet to any lot line. No accessory building shall be nearer a principal building than 10 feet. No accessory structure shall exceed 15 feet above grade height. No accessory building shall be larger than two hundred fifty (250) square feet in area without a special use permit; and such an accessory building shall be a permissible special use in the R-2 zoning district.